

Present: Jane Connolly, Chairman; Joe Limone, Vice Chairman; Don Saltzman, Stephan Grozinger, Ken Edgar Absent: Pierre Ratte, Britta Lerner

Also present: Land Use Director

Recorded digitally on January 7, 2013

APPROVAL OF MINUTES: Postponed until the next meeting.

**REQUEST FOR BOND REDUCTION: SUBDIVISION BOND, FAR HORIZON SUBDIVISION, 10 LADDER HILL ROAD (THE HUNTINGTON CO.)(SKUNK PROPERTIES)**

The Huntington Company (Skunk Properties) requested a bond reduction for the Far Horizon Subdivision for completed items. Town Engineer, John Conte visited the site and wrote the following memo, dated December 18, 2012, which the Chairman read into the record:

“The applicant Skunk Properties has requested a road bond reduction of \$53,259.00 for items completed to date for subdivision improvements. The engineer has submitted a list of completed items totaling the amount mentioned above. The engineer has also submitted a road as-built.

I inspected the site on the date of December 18, 2012 and agree with the engineer’s list of completed road items. I recommend the Commission approve the bond reduction of \$53,259.00 of the original bond estimate of \$180,332.24. With the reduction there would be a bond amount of \$127,073.24 remaining in place.”

Stephan Grozinger moved that the Commission approve the bond reduction of \$53,259.00 for the Far Horizon Subdivision (Skunk Properties). Seconded by Joe Limone. Vote in favor (5-0) Britta Lerner and Pierre Ratte absent.

**REQUEST FOR LOT DEVELOPMENT BOND RELEASE: LOT 4, CHURCH LANE, PARK**  
Joe Limone stated that he knew the applicant but did not feel that he needed to recuse himself.

Mr. Park, present, requested a lot development bond release for Lot 4 on Church Lane.

BOND RELEASE CONT: PARK 24 CHURCH LANE

The Town Engineer, John Conte visited the site and wrote a memo, dated December 18, 2012.

The Chairman read the following into the record:

“I have inspected the completed work concerning site development construction at Lot 4, 24 Church Lane. The work was satisfactorily completed. The bond of \$2,860.00 can be released to the applicant”.

Stephan Grozinger moved that the Commission approve the release of the lot development bond in the amount of \$2,860. for Lot 4, 24 Church Lane, per the Town Engineer’s memo of December 18, 2012. Seconded by Joe Limone. Vote in favor (5-0) Britta Lerner and Pierre Ratte absent.  
68mins21sec.

DISCUSSION: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS:

1. DETACHED ACCESSORY DWELLING UNITS, SECTION 321 AND 345 LIMIT  
ACCESSORY DWELLING UNITS TO WITHIN THE PRINCIPAL DWELLING

Don Saltzman spoke regarding this request and cited as an example an article from the New York Times dated May 1, 2012 referencing a MEDCottage – a prefabricated bedroom, bathroom and kitchenette unit that can be set up as a free-standing structure in a property owner’s back yard. A discussion followed as to whether the Commission wants to consider permitting, on a limited basis, occupation of an accessory dwelling unit that is not part of the main dwelling unit. The sense of the Commission was that it was worth looking into, including researching how towns in the area have dealt with such housing.

2. DRAFT PROPOSAL FOR NEW SECTION 314, DRIVEWAYS TO REPLACE THE  
TOWN DRIVEWAY ORDINANCE

Ken Edgar presented an updated draft for the new Section 314. A discussion followed, to include redoing the Section. Joe Limone volunteered to provide bullet point suggestions for Section 314.

ELECTIONS:

Stephan Grozinger nominated Jane Connolly to continue as Chairman and for Joe Limone to continue as Vice chairman. Seconded by Ken Edgar. Vote in favor (5-0) Britta Lerner and Pierre Ratte absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: